



# Los Angeles Grand Avenue Authority



## **Board of Directors**

Hon. Gloria Molina, Chair  
Hon. Jan Perry, Vice Chair  
David E. Janssen, Secretary  
Robert R. "Bud" Ovrom

## **JANUARY 5, 2004 MINUTES**

The third meeting of the Los Angeles Grand Avenue Authority was held January 5, 2004 at Kenneth Hahn Hall of Administration, Room 374-A, 500 West Temple Street, Los Angeles, CA 90012.

## **CALL TO ORDER**

Chairperson Gloria Molina called the meeting to order at 10:10 a.m. The following Directors were present, constituting a quorum of the Authority:

Honorable Gloria Molina, Chairperson, Supervisor First District, Los Angeles County  
David E. Janssen, Chief Administrative Officer, Los Angeles County  
Honorable Jan Perry, Councilmember 9<sup>th</sup> District, City of Los Angeles  
Robert R. "Bud" Ovrom, Chief Executive Officer, Community Redevelopment Agency, City of Los Angeles

## **APPROVAL OF THE NOVEMBER 24, 2003 MINUTES**

On motion of Director Janssen, seconded by Director Perry, the Authority unanimously approved the November 24, 2003 minutes.

## **MANAGING DIRECTOR'S REPORT**

Status of Non-Profit Agreement, Staffing and Budget: Ms. Martha Welborne stated that the application securing the Authority's non-profit status is under review and an update regarding it will be placed on the January 26<sup>th</sup> agenda. There are no staffing changes or consultant reviews at this time. Ms. Welborne formally requested funding from the City of Los Angeles Community Redevelopment Agency that was approved several months ago.

## **APPROVAL OF RECOMMENDED SHORTLIST OF DEVELOPMENT TEAMS**

Martha Welborne reported that eight timely submissions were received and the committee was pleased with quality of the firms and the teams. Ms. Welborne recommended the Authority shortlist five of the eight submissions at this meeting. The review committee conducted the evaluation utilizing the criteria and the process approved at the last meeting.

The five short-listed submissions are listed by the leading agencies as follows (the full listing of the team participants are on file):

1. Bovis Lend-Lease
2. Forest City Development
3. J. H. Snyder Co.
4. The Related Companies, L.P.
5. Weintraub Financial Services

Director Molina advised the public that the scoring sheets for the selection of the short list will be available and that staff would be available to discuss the scoring rationale.

**On motion of Director Perry, seconded by Director Janssen, the Authority unanimously approved the selection committee's recommended shortlist for the RFP phase.**

#### **STATUS OF REQUEST FOR PROPOSALS TO BE ISSUED TO SHORT-LISTED DEVELOPERS**

David Malmuth stated that the RFP document was drafted with input from all participating partners and submitted to the internal team. A January 12, 2004 meeting is scheduled for an in-depth review to discuss and incorporate any comments. Mr. Malmuth anticipates submitting the proposed document at the January 26, 2004 meeting with a selection timeline and recommendations for making the selection. Mr. Malmuth anticipates a 2-3 month response time from the shortlist firms with continual interaction during that time. There will be a mandatory meeting of all the shortlist teams to clarify all issues and questions of the RFP.

#### **REPORT ON OWNERSHIP OF FIRST AND BROADWAY PROPERTY**

John Edmisten, Division Chief, Capital Projects/Property Development/ Debt Management, Chief Administrative Office, reported on the parcel located at the corner of First Street and Broadway:

- An interagency agreement entered into in 1986 between the City of Los Angeles, the County and the State made the parcels available for development and revenues associated with the development upon completion of the third phase of the mall were to be shared.
- The County and State issued quitclaim deeds resulting in an undivided interest by both parties in fifty percent of the parcels.
- An RFP was issued with the selection of a developer who was unable to complete the project.
- The interagency agreement called for, upon the termination of the development lease, the parties to exercise quitclaim deeds resulting in ownership along the pro-rata percentages agreed to for revenue sharing.
- Those agreements were not entered into even though the revenue generated from Parking Lot 11 was distributed to the State, County and City along the agreed lines.

- One recommendation is that the development of the third phase of the mall be tied to the future development of the parcels located at First and Broadway or the development could be included in a second RFP.

Director Ovrom stated his understanding in reading the report is that the State is the prominent player and the appropriate action would be to contact the State.

Director Janssen stated that the fifth member to the Authority is an ex-officio position appointed by the State and asked staff to pursue the nomination of that member so direct access would be available to the Authority.

County Counsel confirmed the Authority does not have oversight of the three parcels. Director Molina stated that staff should look at the possibility of including the parcels within the Authority. An action by this Authority would be required to start the process of asking the City, the County and the State for their approval.

Jim Thomas, Chairman of the Grand Avenue Committee, stated that Mr. Broad approached the Governor requesting the new First Lady replace the former First Lady as the State representative to the Authority. He urged the Authority to provide the Committee the flexibility to pursue three directions: (1) establish a separate RFP for the parcels, (2) allow a governmental agency to take over the parcels and allow completion of the mall and (3) incorporate the parcels with the park for completion.

**On motion of Chairperson Molina, seconded by Director Perry, the Authority unanimously approved requesting the County Chief Administrative Office and the Grand Avenue Committee work jointly to coordinate state, county and city efforts to incorporate the three parcels into the Grand Avenue Authority's purview and asked the Grand Avenue Committee staff to provide the Authority with recommendations regarding the inclusion, exclusion or separate consideration of the parcels into the park project at the next meeting.**

#### **DISCUSSION OF FUTURE AGENDA ITEMS, DATE OF THE NEXT MEETING**

The next meeting will be January 26, 2004 and the review of the RFP, the non-profit status of the committee and the budget of the committee will be discussed.

#### **PUBLIC COMMENT**

There was none.

#### **ADJOURNMENT**

There being no further business, the meeting adjourned at 10:45 a.m.